

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Ronald W. Kazmierczak, Regional Director

Oshkosh Service Center
625 E. County Rd Y, Suite 700
Oshkosh, Wisconsin 54901-9731
Telephone 920-424-3050
FAX 920-424-4404

December 6, 2000

Mr. Steve Quinn
323 N. Main St.
Westfield WI 53964

SUBJECT: Closure of Quinn Property, 403 N. Main St., Westfield WI
WDNR BRRTS #03-39-228045

Dear Mr. Quinn:

On August 26, 1999, the Wisconsin Department of Natural Resources provided a notice to you that the degree and extent of the petroleum contamination at the above named site was required to be investigated and remediated. We have since been informed that the required investigation and remediation has been accomplished.

On August 30, 2000, the above named site was reviewed by the Remediation and Redevelopment's Northeast Region Closure Committee for a determination as to whether or not the case qualified for closeout under ch. NR 726, Wis. Adm. Code.

The Department has received a copy of the completed groundwater use restriction for the above referenced site and proof of filing this record with the Marquette County Register of Deeds. Based on the investigative and remedial documentation provided to the Department, it appears that the petroleum contamination at the above named site has been remediated to the extent practicable under current site conditions. Therefore, conditional closure of this site has been granted and no further action is necessary at this time. In the future, this groundwater use restriction may be amended with approval from the Department if conditions change at the site and the residual contamination has been remediated.

If you have any additional relevant information concerning this matter which was not formerly provided to the Department, you should submit this information to the Department for reevaluation.

The Department's records will reflect final "closure." If you have any questions regarding this determination, please contact me at 920-424-7890.

Sincerely,

Kevin D. McKnight
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: file
Peter Chase, RMT, Inc., 744 Heartland Tr., Madison WI 53717-1934

State Bar of Wisconsin Form 3 — 1982
QUIT CLAIM DEED

215217

DOCUMENT NO.

VOL 353 PAGE 664

REGISTER'S OFFICE.

ALLEN J. QUINN, a married man and DEBRA S. QUINN,
a single woman

quit-claims to STEVEN J. QUINN, a married man

the following described real estate in Marquette County,
State of Wisconsin:Lot Sixteen (16) in Block A in the Central Addition
to the Village of Westfield, less and except 4 rods
over said parcel being used for street purposes.

ALSO: A strip of land 50 feet in width comprising
all that part of Government Lot 3, Section 1,
Township 16 North, Range 8 East of the Fourth
Principal Meridian, bounded and described as follows: on the Northwestern side by
the center line of the abandoned main line track of the Wisconsin Central Railway
Company's railroad as the same was located, constructed and operated over and across
said Section prior to the removal of said track; on the Southeast side by a line
running parallel with and 50 feet distant Southeast (measured at right angles)
from said abandoned main track center line; on the Northeast side by the West line
of Co. Trunk "M" and on the Southern side by the North line of Mussey Street, Westfield,
according to the plat thereof on file and of record in the Office of the Register of
Deeds in and for said County. Subject to an easement in the public for any public
road or roads and for any other roads or driveways heretofore laid out or established
by usage or otherwise and now existing over and across said part of the above
described premises.

91001608009500

(Parcel Identification Number)

TRANSFER

Realty
Westfieldization\$ 40.50
FEE# 4-7
EXEMPTThis is not the homestead property of the grantors.
(is) (is not)Dated this 5th day of February, 1999

(SEAL)

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, 19____

TITLE MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by §706.06, Wis. Stat.)

THIS INSTRUMENT WAS DRAFTED BY

Steven J. Quinn

Westfield, WI 53964

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

Marquette County.

Personally came before me this 5th day of
February, 1999 the above named
Allen J. Quinn and Debra S. Quinnto me known to be the person 8 who executed the
 foregoing instrument and acknowledge the same.

Charlene J. Clark

Notary Public Marquette County, Wis

My commission is permanent. (If not, state expiration date:
January 19, 2003)

225161

Document Number

GROUNDWATER USE RESTRICTION

Declaration of Restrictions

In Re: Lot Sixteen (16) in Block A in the Central Addition to the Village of Westfield, less and except 4 rods over said parcel being used for street purposes.

ALSO: A strip of land 50 feet in width comprising all that part of Government Lot 3, Section 1, Township 16 North, Range 8 East off the Fourth Principal Meridian, bounded and described as follows: on the Northwesterly side by the center line of the abandoned main line track of the Wisconsin Central Railway Company's railroads as the same was located, constructed and operated over and across said Section prior to the removal of said track; on the Southeasterly side by a line running parallel with and 50 feet distant Southeasterly (measured at right angles) from said abandoned main track center line; on the Northeasterly side by the West line of Co. Trunk "M" and on the Southerly side by the North line of Mussey Street, Westfield according to the plat thereof on file and of record in the Office of the Register of Deeds in and for said County.

REGISTER'S OFFICE,

Marquette County, Wis.
Received for Record, the 30 day
of November A.D. 2000 at
11:00 o'clock A.M., and recorded in
Vol. 384 of Records on page 453.
Bernie M. Wagner
REGISTER OF DEEDS

Recording Area

Name and Return Address 116 00
Steven J. Quinn
323 N. Main St
Westfield, WI 53964

91001608009500

Parcel Identification Number (PIN)

STATE OF WISCONSIN)
COUNTY OF Marquette) SS

WHEREAS, Steven L. Quinn, a married man is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Petroleum-contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards existed on this property at the following location(s) on the following date(s): Monitoring Well 3 (MW-3) with 19 parts per billion benzene on June 13, 2000. Location of MW-3 is provided on Figure 3 attached and made part of this restriction.

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WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further groundwater or soil remediation activities on the property at the present time.

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater contamination exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality does not comply with drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to

a copy of the Department's written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

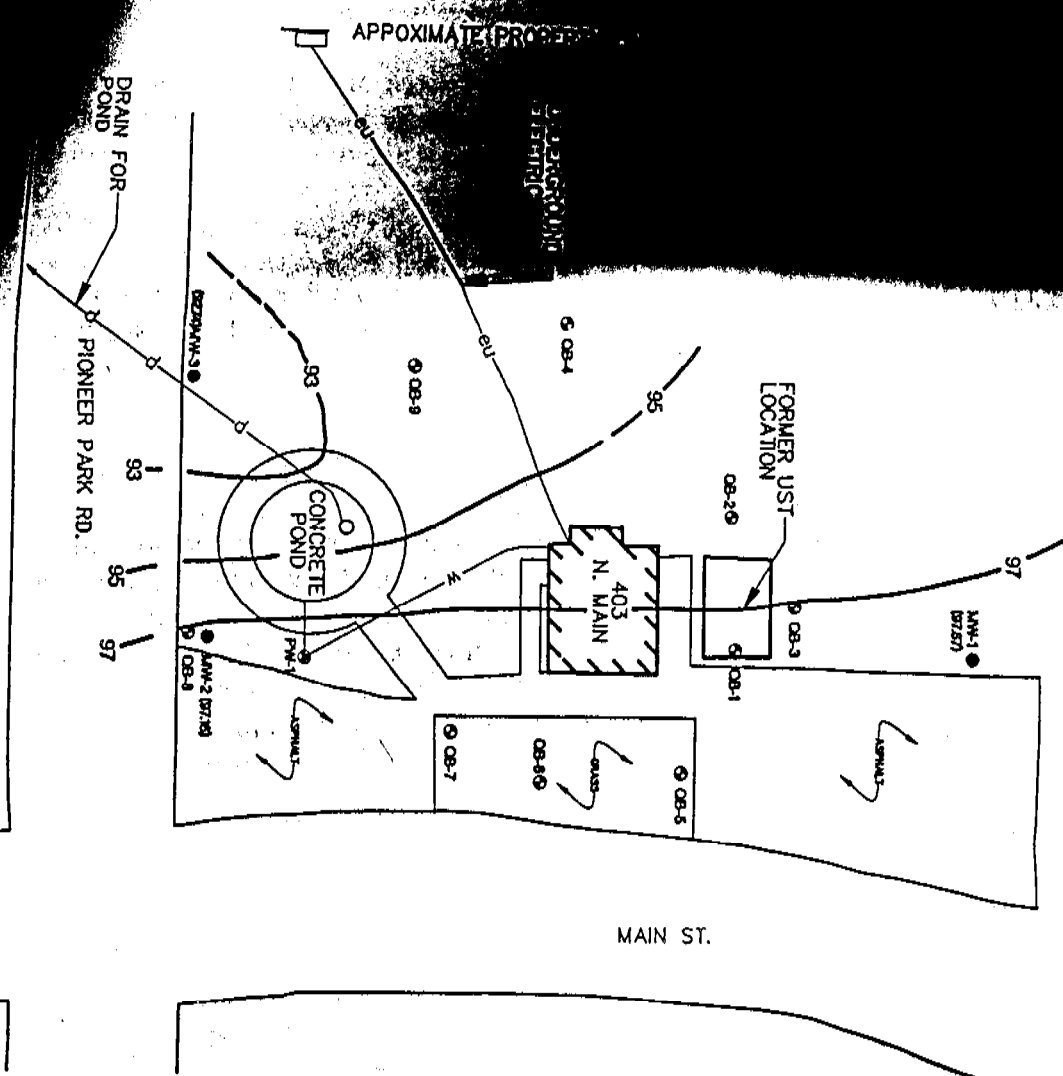
IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 30 day of NOV, 2000

Signature: Steven J. Quinn
Printed Name: Steven J. Quinn

Subscribed and sworn to before me
this 30th day of November, 2000
Lyndee Miller
Notary Public, State of Wisconsin
My commission August 8, 2004

This document was drafted by the Wisconsin Department of Natural Resources based on information provided by RMT, Inc. and Steven Quinn.

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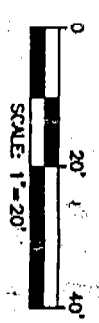


LEGEND

- BUILDING
- OB-1 GEOPROBE® BORING
- MW-2 MONITORING WELL
- PW-1 WATER SUPPLY WELL
- BR208 GROUNDWATER ELEVATION (LOCAL DATUM)
- eu UNDERGROUND ELECTRICAL SERVICE
- d UNDERGROUND DRAIN FOR POND
- w UNDERGROUND WATER SUPPLY
- 93 GROUNDWATER CONTOUR (INTERVAL = 2.0 FT.)

NOTES

SITE PLAN BASED ON RMT SURVEY
NOVEMBER 1999.



MARCH 31 2000
WATER TABLE MAP
QUINN PROPERTY
WESTFIELD, WISCONSIN

Table 3
Summary of Groundwater Chemical Analysis Results
Steve Quinn Property
Westfield, Wisconsin
(all concentrations in µg/L)

BORING NUMBER	DATE	BENZENE	ETHYL-BENZENE	MTBE	TOLUENE	TOTAL TMBs	TOTAL XYLENES
QB-2	10/18/99	34 J	140	<31	200	1,640 J	100 J
QB-3	10/18/99	<0.32	0.36 J	<0.31	0.61 J	3.54	<1
QB-4	10/18/99	<0.32	<0.34	<0.31	<0.35	0.52 J	<1
QB-5	10/18/99	<0.32	<0.34	<0.31	0.36 J	<0.99	<1
QB-6	10/18/99	<0.32	3	<0.31	5.6	23.5	4.6
QB-7	10/18/99	8 J	37	<6.2	22 J	530	24 J
QB-8	10/18/99	<0.32	<0.34	<0.31	0.8 J	<0.99	<1
QB-9	10/18/99	280 J	1,800	<160	430	3,610 J	7,000
MW-1	11/24/99	<0.25	<0.32	<0.21	<0.38	<0.70	<1.04
	3/31/00	<0.39	<0.4	<0.47	<0.37	<0.73	<1.4
	6/13/00	<0.39	<0.4	<0.47	<0.37	<1.03	<1.4
MW-2	11/24/99	<0.25	<0.32	<0.21	<0.38	<0.70	<1.04
	3/31/00	<0.39	<0.4	<0.47	<0.37	<0.73	<1.4
	6/13/00	<0.39	0.6 J	<0.47	<0.37	0.93 J	<1.4
MW-3	11/24/99	5.6 J	2.4	1.0	<0.38	2.8	<1.04
	3/31/00	12 J	<0.4	0.83 J	<0.37	0.71 J	<1.4
	6/13/00	19 J	3.7	1.1 J	0.9 J	1.6 J	2.4 J
Site Well	3/31/00	<0.39	<0.4	<0.47	<0.37	<0.73	<1.4
NR 140 ES		5.0	700	60	1,000	480	10,000
NR 140 PAL		0.5	140	12	200	96	1,000

Notes:

Bold = NR 140 Enforcement Standard exceedence.

ES = Enforcement Standard.










PAL = Preventive Action Limit.

MTBE = methyl tert butyl ether.

TMBs = trimethylbenzenes (1,2,4-TMB + 1,3,5-TMB).

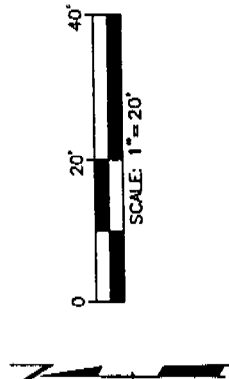
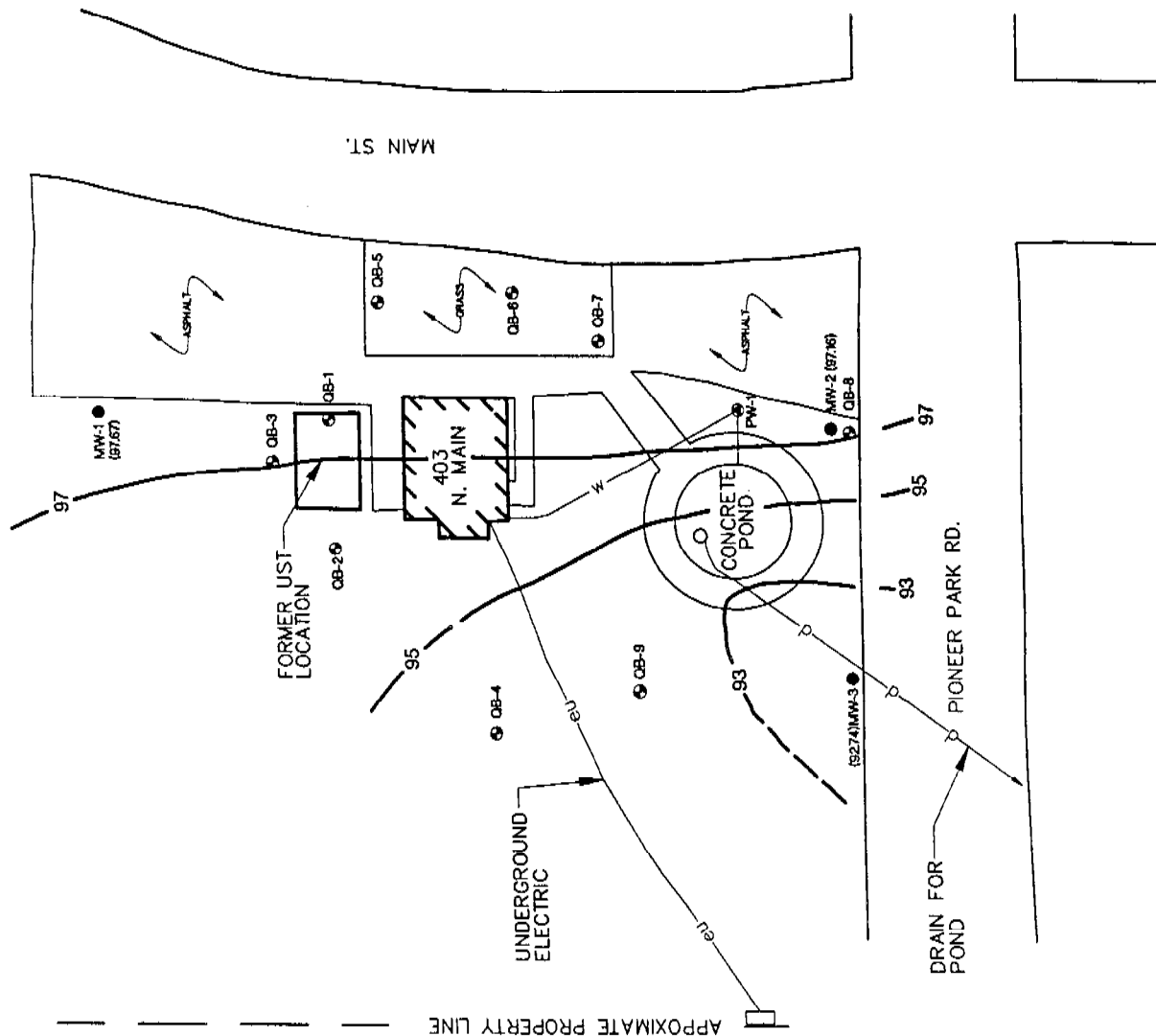
"J" flag = analyte detected between the Limit of Detection and the Limit of Quantitation.

LEGEND

	BUILDING
	GEOPROBE [®] BORING
	MONITORING WELL
	WATER SUPPLY WELL
	GROUNDWATER ELEVATION (LOCAL DATUM)
	UNDERGROUND ELECTRICAL SERVICE
	UNDERGROUND DRAIN FOR POND
	UNDERGROUND WATER SUPPLY
	GROUNDWATER CONTOUR (INTERVAL = 2.0 FT.)

NOTES

SITE PLAN BASED ON RMT SURVEY
NOVEMBER 1999.











MARCH 31, 2000
WATER TABLE MAP
QUINN PROPERTY
WESTFIELD, WISCONSIN

RMT.

DRAWN BY:	DEFOEJ
APPROVED BY:	PHC
DATE:	APRIL 2000
PROJECT:	5324021.DWG

FIGURE 3

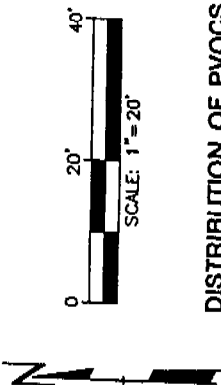
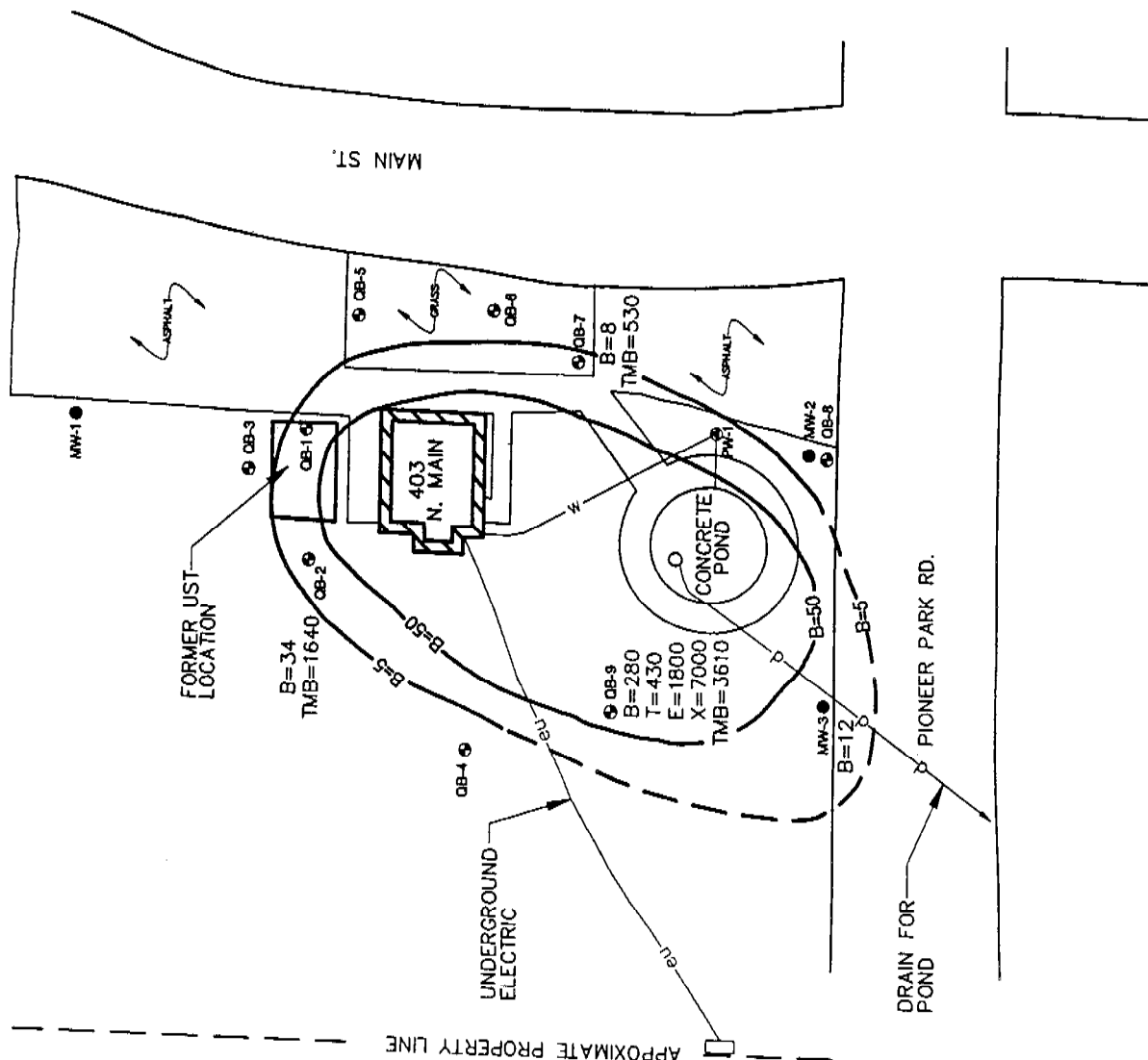
LEGEND

-  BUILDING
-  OB-1 GEOPROBE[®]BORING
-  MW-2 MONITORING WELL
-  PW-3 WATER SUPPLY WELL
-  eu — UNDERGROUND ELECTRICAL SERVICE
-  d — UNDERGROUND DRAIN FOR POND
-  w — UNDERGROUND WATER SUPPLY
-  B=5 — BENZENE ISOCONCENTRATION CONTOUR (INTERVAL IS LOGARITHMIC)
- B = BENZENE CONCENTRATION IN ug/L
- T = TOLUENE CONCENTRATION IN ug/L
- E = ETHYLBENZENE CONCENTRATION IN ug/L
- X = TOTAL XYLENES CONCENTRATION IN ug/L
- TMB = TOTAL TRIMETHYLBENZENE CONCENTRATION IN ug/L

NOTES

SITE PLAN BASED ON RMT SURVEY NOVEMBER 1999.

CHEMICAL RESULTS ARE SHOWN ONLY AT THE LOCATIONS WHERE THE COMPOUNDS WERE DETECTED. OB RESULTS ARE FROM OCTOBER 1999, MW RESULTS ARE FROM MARCH 2000.



DISTRIBUTION OF PVOCS IN
GROUNDWATER/BENZENE
ISOCONCENTRATION PLOT
QUINN PROPERTY
WESTFIELD, WISCONSIN

DRAWN BY:	DEFOEJ
APPROVED BY:	PAC
DATE:	APRIL 2000
PROJECT #:	5324.02
FILE #:	53240202.DWG

RMT.

FIGURE 4



*Integrated
Environmental
Solutions*

744 Heartland Trail, #371 1934
P.O. Box 8923 53708-8923
Madison, WI
Telephone: 608-831-4444
Fax: 608-831-3334

October 16, 2000

Mr. Ed Mockler
Village of Westfield
P.O. Box 265
Westfield, WI 53964

Subject: Notification of NR 140 Enforcement Standard Exceedences in Pioneer Park Road
Right-of-way; Steve Quinn Property at 403 N. Main Street, Westfield, Wisconsin

Dear Mr. Mockler:

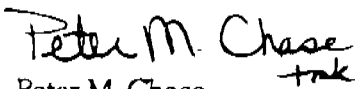
In August 2000, the Wisconsin Department of Natural Resources (WDNR) granted conditional closure of the above-referenced site. The subsurface investigation for the property indicated that petroleum-impacted groundwater above WDNR standards was present beneath Pioneer Park Road. For that reason, we are providing you with notification of the presence of these impacts in accordance with NR 726.05(2)(b)4. The regulation states "that a groundwater use restriction is not required for a public street or highway right-of-way where there are WDNR ch. NR 140 Enforcement Standard exceedences in a stable or receding plume provided that the municipal clerk, and the municipal department or state agency that is responsible for maintaining the street or highway have been given written notification of the presence of residual soil and groundwater contamination within the right-of-way." No action is required on the part of the Village.

The attached Figure 1 shows the wells where impacts have been identified above WDNR standards, based on the results of the March 2000 sampling round (the most recent monitoring event). The groundwater contamination is in a stable or receding state; therefore, the plume margins are not expanding. It is believed that remediation of the remaining impacts to both groundwater and soil will be completed by natural attenuation processes. RMT will be coordinating the removal of each of these site monitoring wells in accordance with WDNR requirements.

Please keep this letter on file as a reminder to Village personnel who may be conducting subsurface work at this location in the future that petroleum impacts to groundwater exceeding the NR 140 standards were present at the time this letter was written. If you have any questions, please call me, at (608) 831-4444.

Sincerely,

RMT, Inc.


Peter M. Chase
Staff Geologist

Attachment

cc: Mr. Steve Quinn